

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, December 4, 2012 at 5:30 p.m. in the Council Chambers of City Hall at 280 Grove St., Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Annual Reorganization – Chairperson,, Vice-Chairperson and Board Secretary
9. Case: P12-073 Minor Site Plan – Interim Use
Applicant: K. Hovnanian at 77 Hudson St. Urban Renewal Co. LLC
Attorney: Ron Shaljian
Review Planner: Kristin Russell
Address: 77 Hudson St.
Block: 14506 Lots: 1
Zone: Colgate Redevelopment Plan
Description: Three banner signs: two are 12’x70’, one is 25’x61’
Carried from November 20, 2012
10. Case: P12-088 Preliminary and Final Major Site Plan
Applicant: 272 Grove Street Urban Renewal, LLC
Attorney: Jon Campbell, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 272 Grove Street
Block: 14102 Lot:1
Zone: Majestic II Redevelopment Plan
Description: Mixed use building with 106 DU, 21,013 sq. ft. of retail /Commercial and accessory indoor parking
11. Case: P10-051 Preliminary Major Site Plan with deviations
Applicant: DJ Partnership
Attorney: Jon Campbell
Review Planner: Kristin Russell
Address: 63-65 Fleet St.
Block: 6806 Lot: 8
Zone: Vacant Buildings Redevelopment Plan
Description: Two new buildings on one through-lot with a total of 16 residential units and garaged parking.
Deviations: Balconies
12. Case: P12-035 Preliminary & Final Major Site Plan w/“c” variances
Applicant: The Church of Jesus Christ of Latter-Day Saints
Attorney: Charles J. Harrington, III, Esq.
Review Planner: Kristin Russell
Address: 40 Rt. 139
Block: 5504 Lot: 1
Zone: R-1, one- and two-family zone
Variances: front yard setback, building coverage, building height, signage
13. Case: P12-027 Preliminary & Final Major Site Plan with “c” variances
Applicant: New York Street LLC
Attorney: Chuck Harrington
Review Planner: Kristin Russell
Address: 102 York St.
Block: 14301 Lot: 13
Zone: H – Historic - Paulus Hook
Description: New 8-story mixed-use building with 8 residential units and ground floor commercial
14. Case: P12-090 Preliminary Major Site Plan with Deviations
Applicant: PHM II Associates LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 2 Journal Square
Block: 9403 Lot: 15
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 13 story, 240 unit, residential building.
Deviations: Tower width, side yard setback, recreation space requirement, monument sign, and surface parking.

15. Proposed Amendment to the Colgate Master Plan to change Site 5 from Office to a Residential use block permitting ground floor retail tenants.
16. Case: P12- 089 Preliminary Major Site Plan
Applicant: 99 Hudson Investment, ,LLC
Attorney: Allen Magrini, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 99 Hudson St. aka 108 Greene Street
Block: 14507 Lot: 1
Zone: Colgate Redevelopment Plan
Description: One (1) Residential tower containing 609 DU and ground floor retail , residential amenities and parking.
17. Case: P12-080 Preliminary & Final Major Site Plan w/Deviations
Applicant: Kennedy Lofts, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 100 Newkirk Street
Block: 10703 Lot: 18
Zone: Journal Square 2060 Redevelopment Plan
Description: Renovation and change of use of existing 8 story office building to 56 residential units.
Deviations: Bicycle parking number and location, required 3-bedroom unit, sign size; as well as existing conditions of sidewalk width, at grade transformer location, building step-backs, and landscaping.
- Carried from October 30th, 2012**
18. Case: P12-085 Preliminary Major Site Plan for Phase 1-3 with
Deviations and
Final Major Site Plan for Phase 1 with Deviations
Applicant: Journal Square Associates, LLC
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 535-537 Summit Ave, 595-621 Pavonia Ave, 136 Magnolia Ave
Block: 9501 Lot: 4 – 8 and 10 – 16
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of 3 high-rise residential towers with 1,840 units, 920 parking spaces, 36,000 square feet of retail. Construction will be in 3 phases with interim parking.
Deviations: Minimum front yard setback, minimum sidewalk width, minimum walkway width, transformer location, parking between a building and a street for interim parking arrangement, porte-cocheres access, sidewalk design, minimum ground floor glazing, recessed entry way design, ground floor ceiling height, minimum tower setbacks, base building height, street frontage design, bike storage location, maximum parking in phase 2 only, tandem parking design, retail parking requirement, exterior parking lighting, interim parking landscaping requirement, parking access locations and driveway width, landscape curbing requirements, number, size, location, and lighting of signage.
- 18 Memorialization of Resolutions
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment

MICHAEL A. RYAN, CHAIRMAN, PLANNING BOARD